

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, February 18, 2014

PRESENT: John Cole, Adam Chapdelaine, John Maher, Robert Jefferson, Suzanne Robinson, Michael Boujoulian

ABSENT: Bill Hayner, Allen Reedy, Mark Miano

GUESTS: Eric Ammondson – Ammondson Architects
Jeff Shaw – Donham & Sweeney
Burt Barachowitz - PMA

Meeting was called to order at 7:30PM

Community Safety Building

1. Project Progress: Mr. Ammondson noted that since our last meeting, interior finish work has been ongoing, the repairs made to the north window installation, the canopy completed except the soffit, exterior lighting completed and broken windows are being replaced. WES has been removing construction materials and performing final cleaning of some areas.
2. Substantial Completion date: Mr. Ammondson discussed that WES would like to apply for Substantial Completion as soon as possible. WES has been told that the remaining window testing has to be completed prior to Substantial Completion. The PTBC wants all exterior envelope work to be completed as well. Ammondson to notify WES.
3. Construction Issues: Mr. Ammondson is still working with WES for a solution for the unacceptable window operators. WES has stated the manufacturer is sending a new part.
4. Requisitions and Financial Issues: We reviewed the latest Owner's Budget (2/5/14) The amounts of reimbursable expenses and APD overtime will be adjusted and a new budget will be forwarded to John Cole.

Central Fire Station

Donham and Sweeney Notes

D&S discussed the progress on the drawings and noted that the 50% CD's set was published and sent to the cost estimator earlier in the day.

J Shaw updated the committee on the morning meeting with the HVAC engineer and Arlington Fire Department to discuss the owners project requirements and expectations.
The Fire department confirmed that a fully air-conditioned building is required.

Controls would be different from the Highland Station which relies on nonintegrated systems and sometimes allows systems to "fight." Controls would be simple for the staff to operate (buttons for warmer/cooler) but would conceal a more complicated energy management system to handle the logic needed to achieve the simpler controls. However, this would produce energy savings.

D&S noted that the energy management system would require more specialized and trained maintenance staff. AFD has hired EM Duggan to maintain their buildings and would like them involved in the completion of design and during the owner training.

D&S distributed an updated draft project budget which show the project is about \$200k over the target project budget of \$6.5M

Fire Chief made a \$30k cut to allowances

Energy management system is included in the estimate but could be removed as a cost savings measure. Town Manager noted that they are currently attempting to add these systems to other Town buildings so it is unlikely they would want to remove it at Central.

Alternates were discussed. Consideration was given to the Conference Room, with most agreeing that it was not worth it if the Department needed the space.

A sewer line inspection will be made to determine if it can remain in place. The Chief will pay for this from his budget.

PTBC voted to authorize PMA to engage their cost estimator to perform a review of the 50% CD documents and reconcile the estimate with D&S's cost estimator when complete. The cost of the proposal is \$6,800

An updated LEED Checklist was distributed showing 32 points in the "yes" column and 8 "maybe+" points. 33 points are required for LEED Silver. Direction included:

Remove Green Power credit from ID section

D&S will look at Exemplary performance for 40% water efficiency and Access to Transportation (4+ bus routes)

D&S to provide calculations for refrigerant, flush-out and energy model

Town of Arlington is exploring Education Outreach credit

Town of Arlington will do the Thermal Comfort verification survey, add to "yes"

Robbins Library

Update on correspondence with Jim Russo. Allen and Mark are happy with Jim Russo's response and will be following up when the weather improves.

Votes

Approved PM & C \$6,800

Chief approved to video scope sewer

Invoices approved

Ammondson Architects	#2349	\$5035.99
Donham & Sweeney	#2	\$61,575.00

Meeting adjourned at 9pm

Respectfully submitted,

Adam W. Chapdelaine